

Indicates Are Buying Lofts For Speculation

Operator Organizations Acquire a Number of Commercial Buildings Between 14th and 34th Sts.

Martin Building Involved

Big Structure Erected Ten Years Ago at Broadway and 31st Street Is Sold

The eleven-story Martin office building with stores at the northwest corner of Broadway and Thirty-first Street, extending through to Sixth Avenue, has been purchased by the newly formed Broadway-Thirtieth Street Corporation, representing clients of Louis B. Brodsky, attorney. It was erected by the late W. R. Martin about ten years ago. Horace S. Ely & Co. were the brokers in the transaction.

The structure has frontages of 84.4, 60 and 138.4 feet respectively, with a northerly line measuring 138.3 feet. The Sixth Avenue corner, 18 feet front, is not included in the sale.

The Broadway-Thirtieth Street Corporation recently leased for twenty-one years the former "Haymarket" property, comprising the block front on the south side of Thirtieth Street, between Broadway and Sixth Avenue, which is to be extensively altered. The same interests have also purchased the vacant parcel at 138.4 West Sixth Avenue, between Sixth and Seventh Avenues, which they plan to improve in the near future. Ely & Co. were also the brokers in these deals.

Hensle Takes Profit in 17th Street
Harry B. Cramer has sold for Charles Hensle the eleven-story office building at 15 West Seventeenth Street, on lot 25392, to a client represented by Joseph L. Young, as attorney.

Sells 5th Ave. Parcel Owned Since '53
George Edward Moke-Norris, residing in England, has sold 253 Fifth Avenue, a five-story business building, on lot 25392, to a client represented by Joseph L. Young, as attorney.

Resells Loft Bought Ten Days Ago
Edwin Bendheim and David H. Van Dam have resold to an investor 46 West Eleventh Street, an eight-story building, which they had bought ten days ago.

Brown Takes Hudson Street Realty
George R. Read & Co. have sold for Wray A. Bentley to Frederick Brown the six-story loft building on plot 303, 100 at 507 Hudson Street, between Christopher and West Streets. The Read & Co. and the Benjamin Lichtenstein estate.

Sale of South Orange Estate
Edward P. Hamilton & Co. have sold for Mrs. Grace W. Lopez, the Colonial residence, garage and a quarter of an acre at 521 Ridgewood Road, South Orange, N. J., to Mrs. Mary B. Wilshire.

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LARGE STORE, with living room, to let 209 Adams St., Hoboken, N. J.
UNFURNISHED APARTMENTS TO LET

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Coronet Next to N. Y. A. C. Is Bought by Syndicate

Report Is That Buyers Are Associated With Athletic Organization on Adjoining Property; Heights Apartments Are in Big Demand

I. Randolph & Everett Jacobs have resold through N. A. Berwin & Co., the Coronet, the ten-story apartment at the northeast corner of Sixth Avenue and Fifty-fifth Street. On the expiration of leases, the building will be altered into small apartments of from two to five rooms.

The purchaser is a syndicate organized by Charles H. Bellows and understood to be closely associated with the New York Athletic Club, which is at the Fifty-fifth Street corner of the block.

The sellers were represented by Stoddard & Mark as attorneys.

Dardanelles Is Sold Again
The Denwood Realty Company through James E. Taylor has resold the Dardanelles at 460 to 464 West 147th Street, a six-story apartment house on plot 125,100, to the Evelyn Realty Corporation, composed of Edwin Bendheim, David H. Van Dam and the Ferguson Brothers. The sellers acquired this property two weeks ago through the same broker.

New Owner for St. Nicholas Ave. House
J. C. Hough & Co. have sold the Palmerston, at 601 West 184th Street, northwest corner of St. Nicholas Avenue, for the Melwood Realty Company, Inc., Isidore Zimmer, president, to Patrick R. Kierney, president of the Melwood apartment house, on plot 100,100. The same brokers sold this property to Irving Judis last June.

Drive Corner Buyers
The Wagner Realty Company has sold to Schecter & Kroopf Greyton Court, an eleven-story apartment building, 100,125, at the southeast corner of Riverside Drive and 141st Street.

Mrs. H. Pierpont Perry Pays Profit for House
Pease & Elliman and Wilmerding & Field have resold for Townsend Horner the five-story American basement dwelling, on lot 25,100, at 11 East Eighty-second Street, which he purchased from Mrs. J. Prentice Kellogg last April. This adjoins a similar house recently sold by Pease & Elliman to Joseph H. Auerbach. The purchaser is Mrs. H. Pierpont Perry, who recently sold her house at 100,100, on West 147th Street, to Mrs. C. P. Huntington as an outlet for her large plot at the corner of Fifty-fifth Street and Fifth Avenue. Mrs. Perry will occupy after making extensive alterations.

West Side Dwelling Deals
The Charles F. Noyes Company has sold for Zarah H. Reakirt to Marie L. La Place 33 West Eighty-second Street, a four-story dwelling, on lot 20,100. H. S. Murton represented the purchaser.

Horace S. Ely & Co. Have Sold for the Estate of Henry T. Carey the dwelling, on lot 25,100, at 265 West Twenty-second Street, to the Carey Real Estate Company, which will make substantial alterations to the property. They were represented in the transaction by Earl & Calhoun. Also, for Allen McLaughlin and David E. Ogden, trustees, the property at 53 East 120th Street, a three-story and basement dwelling, on lot 16,800, to a client of Samuel Cowen for investment.

White Oil Corporation Gets Morris Building
Buyers of Ten-Story Structure at the Corner of Broad and Beaver Streets

The White Oil Corporation is the buyer of the ten-story building at the northwest corner of Broad and Beaver streets, the resale of which by the Broadway-John Street Corporation, Elias A. Cohen, president, was reported recently in these columns. The Charles F. Noyes Company was the broker.

The property was bought for the White Corporation by Frank H. Bethell, vice-president of the concern. The building will be used for executive offices of the corporation, which, with its subsidiary companies, has invested capital of approximately \$3,000,000. The structure will be renamed the White Oil Building. The sale marks the fourth to be made by the Charles F. Noyes Company in the financial district in the last few months.

Brokers in Broome St. Sale
The Duross Company was the broker in the sale of the 42nd and 43rd Broome Street, for the Albany Savings Bank, to P. M. Frank Disinfecting Company. The building will be extensively altered for factory purposes.

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Bromx Buyers Take Over Flathouses in Pairs

Builders Purchase Two Apartments in Elsemere Place; Other Sales

The Meister Builders have purchased from the Elsemere Place Realty Company two four-story apartments at 792 to 796 Elsemere Place, on plot 100,100, accommodating thirty-two families. T. Krakower and A. Offenberger have sold for the Kamen Realty Company to Frank Feldman, 808 to 812 East 172d Street, two five-story flats, on plot 400,100 each.

Resale of Broadway Corner
Isidore Zimmer and Samuel Benick resold the Alfred, the six-story elevator apartment house at the southwest corner of Broadway and 162d Street, on plot 100,100, to Irving Schwartz. S. Levy was the broker.

Andubon Avenue Plot Resold
A. H. Levy has sold for the Wians Realty Company to the Manoir Realty Company the two two-story apartments at the southeast corner of Andubon Avenue and 174th Street, on plot 95,100, which was recently acquired from William Rankin. Also 504 West 172d Street, a four-story apartment house, on plot 40,800, held at \$55,000 and rented at \$7,500.

Ennis & Sinnott Buy in 150th Street
Ennis & Sinnott have purchased, through L. J. Phillips & Co., from the Oppenheimer estate the five-story and basement apartment at 514 and 516 West 150th Street, on plot 41,800. The house was built by Charles Brennan. It may be interesting to know that the purchasers recently modernized three older buildings in this same block and subsequently resold them, the title to which has just passed.

East Side Tenement Deals
M. H. Tropner has sold for William D. Kilpatrick 150 East Ninety-third Street, a four-family house, on plot 16,100, to Henry H. Klein. Ernest N. Adler has sold for the McCoskey Realty Company 64 East 100th Street, a four-story tenement, on lot 17,100.

Importers Get Space in Rockefeller 5th Ave. Building
William A. White & Sons leased for John Rockefeller, Jr., to the Nanayang Brothers Tobacco Company, one-half of the third floor at 680 Fifth Avenue, which completes the renting of this building, with the exception of the remainder of the second floor.

The Charles F. Noyes Company has leased the store and basement at 443 and 445 Broadway to the Meyer Bishoff Manufacturing Company. The Meyer Bishoff Manufacturing Company, cotton goods merchants, is moving from uptown Broadway to the Canal Street section.

J. & J. Slater have leased the store in the Lorraine Hotel, at 100 Fifth Avenue, for a shoe shop, and also the store and parlor floor at 24 East Fifty-second Street. Frank D. Veiller and J. L. Robertson were the brokers.

Those brokers have also leased for ten years to the Adams-Evans Engineering Company the tenth floor of the new building in course of construction at 2167 Avenue of the Americas, between Forty-first Street and Sixth Avenue and Forty-third Street, at an aggregate rental of over \$240,000.

Cushman & Wakefield have leased a floor in the Higgins & Seiter Building to the Lamson company for executive offices.

Anton Le Mien has leased the three-story building at 419 East 162d Street to the Reed Wire Specialties Company.

Bromx Dwelling Houses Sold
The Frangella Realty Company announced the following sales transacted through the company: For Joseph L. Johnson, 660 Lester Street, to Anthony Pace, a one-family house, on lot 25,100, for Mrs. Michael Gerahy, 2163 137th Street, to the Carey Real Estate Company, which will make substantial alterations to the property. They were represented in the transaction by Earl & Calhoun. Also, for Allen McLaughlin and David E. Ogden, trustees, the property at 53 East 120th Street, a three-story and basement dwelling, on lot 16,800, to a client of Samuel Cowen for investment.

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Recorded Real Estate Transactions

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Downtown
PEARL ST. 96, 98 and 100; also property at 100, to Julius C. Oppenheimer, 11 W. 8th St., N. Y. C. 40,000; atty. T. J. C. 40,000.
PEARL ST. 27-29, N. Y. C. 74,400; atty. T. J. C. 74,400.
THOS. B. HALL, 8th St., N. Y. C. 100,000; atty. T. J. C. 100,000.
WOODSTOCK ST. 149-151, N. Y. C. 138,000; atty. T. J. C. 138,000.
RIVERSIDE DR. 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 111